

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**Attn: Allen Kashani, CVCPB Secretary**  
**6025 Edgewood Bend Court**  
**San Diego, CA 92130**

**858-794-2571 / Fax: 858-794-2599**  
**[www.cvsd.com/planning.html](http://www.cvsd.com/planning.html)**

**CARMEL VALLEY COMMUNITY PLANNING BOARD**

**7 pm, Thursday, June 27, 2013**

**Carmel Valley Library, Community Room**  
**3919 Townsgate Dr., San Diego, CA 92130**

**A G E N D A**

- A. CALL TO ORDER AND ATTENDANCE**
- B. APPROVAL OF MINUTES** - May 23, 2013
- C. CONSENT AGENDA**
- D. PUBLIC COMMUNICATION** - Speakers are limited to topics not listed on the agenda. Presentations are limited to 2 minutes or less.
- E. ANNOUNCEMENTS** - San Diego Police Department, Officer Natalie Hone
- F. WRITTEN COMMUNICATIONS**
- G. COMMUNITY PLANNER REPORT** - Dan Monroe, City of San Diego
- H. COUNCIL DISTRICT 1 REPORT** - Mel Millstein, Office of Councilmember Sherri Lightner
- I. MAYOR'S REPORT** - Office of Mayor Bob Filner
- J. COUNTY SUPERVISOR'S REPORT** - Sachiko Kohatsu, Office of Supervisor Dave Roberts
- K. STATE ASSEMBLY REPORT** - Michael Lieberman, Office of Assemblymember Brian Maienschein
- L. STATE SENATE REPORT** - Allison Don, Office of State Senator Marty Block
- M. US CONGRESS** - Hugo Carmona III, Office of US Congressman Scott Peters
- N. INFORMATION AGENDA:**
  - 1. Mixed-Use Village at PHR:** Presentation of 130 unit multi-family residences and 30,000 s.f. medical office.
    - Applicant - Equity Properties Group
  - 2. Sub-Area II Representation:** Chair's proposal for a future action item to include Sub-Area II to the CVCPB boundaries and add one board seat representation for this area.
    - Applicant - CVCPB
  - 3. Grand Del Mar NOV:** Update on amendments to the SDP to satisfy the agreement with the city on the Notice of Violations.
    - Applicant - Grand Del Mar and Tara Lake, Latitude 33, Consultant

4. **Water Purification Demonstration Project:** Presentation of project results for the City of San Diego's Water Purification Demonstration Project which examined the use of advanced water purification technology on high quality recycled wastewater, and ultimately has determined that purified water can be produced and safely added to San Vicente Reservoir as part of a full-scale water purification project.

• Applicant - Cathy Pieroni, City of San Diego

**O. ACTION AGENDA:**

1. **V-Calm Sign:** Consider installation of V-Calm sign on Via de la Valle.

• Applicant - City of San Diego

2. **Del Mar Schools Education Foundation:** Consideration of proposed 2<sup>nd</sup> Annual Carmel Valley 5K and Fun Run on December 7, 2013.

• Applicant - Katie Wilsey, DMSEF

**P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

- |     |                                       |                       |
|-----|---------------------------------------|-----------------------|
| 1.  | Regional Issues & Design Review       | Anne Harvey/Jan Fuchs |
| 2.  | F.B.A.                                | Frisco White          |
| 3.  | M.A.D.                                | Rick Newman           |
| 4.  | M.A.D. N10                            | Laura Copic           |
| 5.  | M.A.D. PHR                            | Manjeet Ranu          |
| 6.  | By-Laws/Elections/Policies/Procedures | Vacant                |
| 7.  | Community Concourse                   | Frisco White          |
| 8.  | Trails                                | Anne Harvey           |
| 9.  | CVREP                                 | Christian Clews       |
| 10. | San Dieguito River Park               | Anne Harvey/Jan Fuchs |
| 11. | Route 56 Steering Committee           | Jan Fuchs             |
| 12. | CPC                                   | Hollie Kahn           |
| 13. | Signage                               | John Dean             |

**Q. CHAIR's REPORT**

**R. OLD / ONGOING BUSINESS**

**S. ADJOURNMENT**

**T. NEXT MEETING:**

Thursday, July 25, 2013  
Carmel Valley Library, 7 pm

**CARMEL VALLEY COMMUNITY PLANNING BOARD  
MEETING MINUTES**

**7 p.m., 23 May 2013**

Carmel Valley Library, Community Room  
3919 Townsgate Drive, San Diego, CA 92130

**CALL TO ORDER AND ATTENDANCE**

<b>Board Member</b>	<b>Representing</b>	<b>Present</b>	<b>Excused</b>	<b>Absent</b>
1. Rick Newman	Neighborhood 1	X		
2. Nancy Novak	Neighborhood 3		X	
3. Hollie Kahn	Neighborhood 4/4A	X		
4. Debbie Lokanc	Neighborhood 5	X		
5. Christopher Moore	Neighborhood 6	X		
6. Steven Ross	Neighborhood 7	X		
7. Frisco White, Chair	Neighborhood 8	X		
8. Anne Harvey	Neighborhood 8A & 8B	X		
9. Steve Davison	Neighborhood 9	X		
10. Laura Copic	Neighborhood 10	X		
11. Manjeet Ranu, Vice-Chair	Pacific Highlands Ranch, D 11	X		
12. Jonathan Tedesco	Pacific Highlands Ranch, D 12	X		
13. VACANT	Business Representative		X	
14. Victor Manoushakian	Business Representative	X		
15. Allen Kashani, Secretary	Developer Representative	X		
16. Christian Clews	Investor Representative	X		
17. Brian Brady	Investor Representative	X		

**APPROVAL OF MINUTES —25 April 2013**

Allen Kashani motioned to approve April meeting minutes as amended, seconded by Debbie Lokanc. Motion approved, 13-0-1.

**CONSENT AGENDA**

**1. PHR Park:** Endorsement of proposed Gonzales Canyon Neighborhood Park in Pacific Highlands Ranch community as approved by Carmel Valley Recreation Council.

• Applicant – PHR

Allen Kashani recused. The park is not under the Board's jurisdiction, but the Board decided to approve an endorsement of the Carmel Valley Recreation Council approval. Vice Chair Ranu motioned to approve, seconded by Christian Clews. Approved 13-0-1.

It was noted that Senator Marty Block endorses the Gonzales Canyon Neighborhood Park plan.

## **PUBLIC COMMUNICATION**

Fran Kennedy lives in Highlands Village and represents neighbors concerned about the Merge Project. Kennedy presented the board with a packet of signed petitions and a list of possible mitigation measures for the project.

Chair White reported that he heard the One Paseo Draft EIR may be recirculated. He will keep the Board posted on that.

Board officer elections were moved up on the agenda and elections were held by Laura Copic. Allen Kashani was elected to Secretary, Manjeet Ranu was elected to Vice-Chair and Frisco White was elected to Chair.

## **ANNOUNCEMENTS**

None.

## **WRITTEN COMMUNICATIONS**

None.

## **COMMUNITY PLANNER REPORT**

None.

## **COUNCIL DISTRICT 1 REPORT**

Mel Millstein reported for Council District 1. The mayor's budget has been revised and the council will likely adopt a final budget in mid-June. The Carmel Valley Library will be celebrating its 20-year anniversary. Gonzales Canyon Park will be moving forward with a ribbon cutting ceremony in December 2014.

## **MAYOR'S REPORT**

None.

## **COUNTY BOARD OF SUPERVISOR'S REPORT**

Sachiko Kohatsu reported for Supervisor Dave Roberts. The Supervisor is looking to reform the process that prospective parents must go through to adopt children. The county just released an emergency awareness mobile application to notify users in emergency situations.

## **STATE ASSEMBLY REPORT**

Allison Don reported for Senator Marty Block. Don announced that she is available for contact with questions and that Senator Block is in support of the Gonzalez Canyon Neighborhood Park. She added that Block is involved with several programs to help the developmentally disabled.

## US CONGRESS

None.

## INFORMATION AGENDA

**1. Village at Pacific Highlands Ranch** - Updating of uses, square footage and initial city comments for Coast Income Properties' proposal for the redesign of the Village at Pacific Highlands Ranch.

Applicant - Coast Income  
Consultant - Randi Coopersmith, Latitude 33

The project team is proposing 334 residential units and 160,000 square feet of retail at the Village at Pacific Highlands Ranch. The project is allowed 195,000 square feet of retail, but the design is for 160,000 square feet of retail and 23.85 acres. They received City comments three weeks ago and are still working through them. The team is working with the neighbors to grade the site.

Chair White asked what the extra 35,000 square feet will be used for. The team said they plan to preserve the land to build but do not plan on increasing the square footage. Debbie Lokanc asked whether they plan on putting in a full service grocery store. The team replied they intend to put a full service grocery store in the development. Ken Farinsky asked if the dog park would only be for residents. The team replied that the dog park would be just for residents.

The team hopes to begin grading by the end of 2013 with the market/drug store being part of the first phase of development. A member of the public expressed concern regarding idling trucks during grading. The team said as of now they do not have a grading plan developed. Christian Clews commented that the grading would not take very long.

## ACTION AGENDA

**1. Board Elections:** Elect officers for 2013-2014.

Elections moved up on the agenda.

**2. V-Calm Sign:** Consider installation of V-Calm sign on Old Carmel Valley Road by Sycamore Ridge Elementary School.

Applicant - City of San Diego

A group of neighbors voiced their concerns about speeding in the neighborhood. Jennifer Lu shared a letter from a neighbor in favor of installing the V-calm sign. The stop sign that had once been there was replaced by a controlled signal paid for by the school district. Speeding has been excessive in the neighborhood and occurs the most during the hours when school is not in session.

Vice-Chair Ranu asked if other communities are looking to install V-calm signs. Mel Millstein said yes. Members of the board expressed concern for children's safety and suggested flashing red lights to help with traffic calming.

Jonathan Tedesco asked if there is a posted speed limit; there is not. It was suggested that a discussion take place with the school district about this issue. Boardmembers expressed desire for the light to be replaced by a permanent stop sign. Various alternatives were suggested to solve the problem: install a stop sign; set the stop light to flash red at certain times throughout the day; set the stop sign to flash yellow to slow down traffic.

Holly McClurg, Superintendent of the Del Mar School District said she is willing to work with the Board to find a solution but needs more information before she can give an opinion.

Chair White recommended the group continue the item in order to find a better solution to the problem. Mel Millstein said he would inform the traffic engineers of the problem. Superintendent McClurg said she would attend next month's meeting to continue working on the issue.

## **SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS**

<b>Subcommittee</b>	<b>Representative</b>	<b>Report</b>	<b>Next Meeting</b>
Regional Issues & Design Review	Harvey, Jan Fuchs	Some projects like the pet hospital and Taylor Morrison have been revised.	June 5, 2013. CV Library
FBA	White	None	None noted
MAD	Rick Newman	None	June 4, 2013. 4:30 P.M. at CV Rec Center
MAD N 10	Copic	None	None noted
MAD PHR	Ranu	None	None noted
Bylaws/Elections/Policies/Procedures	Clews	None	None noted
Community Concourse	White	None	None noted
Trails	Harvey (Copic, alternate to LPCP CAC)	None	None noted
CVREP	Clews	None	None noted
San Dieguito River Park	Harvey	None	None noted
CPC	Hollie	Lori Zapf to attend next month's meeting. New policy gives planning groups a voice with the City.	None Noted.
Signage	John Dean	None	None noted

## **CHAIR'S REPORT**

Kelly Broughton, Director of Development Services has resigned.

**OLD / ONGOING BUSINESS**

None.

**ADJOURNMENT**

Chair White motioned to adjourn. Meeting adjourned at 8:45 p.m.

**NEXT MEETING -**

Thursday, June 27, 2013, 7 p.m., Carmel Valley Library, Community Room